

056.A

0004

0004.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

235,800 / 235,800

235,800 / 235,800

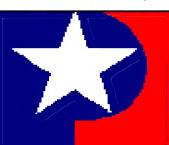
235,800 / 235,800

USE VALUE:

235,800 / 235,800

ASSESSED:

235,800 / 235,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
4		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	235,800			235,800				
Total Card		0.000	235,800			235,800	Entered Lot Size			
Total Parcel		0.000	235,800			235,800	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	386.56	/Parcel: 386.5	Land Unit Type:			

Parcel ID: 056.A-0004-0004.0

!4691!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	229,100	0	.	.	229,100	229,100	Year End Roll	12/18/2019
2019	102	FV	211,000	0	.	.	211,000	211,000	Year End Roll	1/3/2019
2018	102	FV	174,700	0	.	.	174,700	174,700	Year End Roll	12/20/2017
2017	102	FV	162,600	0	.	.	162,600	162,600	Year End Roll	1/3/2017
2016	102	FV	162,600	0	.	.	162,600	162,600	Year End	1/4/2016
2015	102	FV	153,300	0	.	.	153,300	153,300	Year End Roll	12/11/2014
2014	102	FV	147,500	0	.	.	147,500	147,500	Year End Roll	12/16/2013
2013	102	FV	147,500	0	.	.	147,500	147,500		12/13/2012

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX		61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P		61727-289		5/2/2013	Mult Lots	99	No	No	L	
		20896-277		12/1/1990		275,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/10/2017									Measured		DGM	D Mann											
5/6/2000										197	PATRIOT												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 4.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: N - NONE				Fppl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear												
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 1	- 1st Floor												
Const Mod:				% Own: 0.552500010													
Lump Sum Adj:				Name: 24 - 6039													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average			30. %	Exterior:			No Unit RMS BRS FL									
Prim Int Wall: 2	Functional:			%	Interior:			1 3 1 0									
Sec Int Wall:	Economic:			%	Additions:												
Partition: T	Special:			%	Kitchen:												
Prim Floors: 4	Override:			%	Baths:												
Sec Floors: %				Total: 30.6 %	Plumbing:												
Bsmnt Flr:					Electric:												
Subfloor:					Heating:												
Bsmnt Gar:					General:												
Electric: 3	CALC SUMMARY				COMPARABLE SALES												
Insulation: 2	Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S	Size Adj.: 1.48360658																
Heat Fuel: 3	Const Adj.: 1.06018400																
Heat Type: 6	Adj \$ / SQ: 503.327																
# Heat Sys: 1	Other Features: 32714																
% Heated: 100	Grade Factor: 1.00																
Solar HW: NO	NBHD Inf: 1.00000000																
% Com Wall	NBHD Mod:																
	LUC Factor: 1.00																
	Adj Total: 339743																
	Depreciation: 103961																
	Depreciated Total: 235781																
MOBILE HOME				Make:	Model:			Serial #:	Year:			Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0004-0004.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							